



**County of Orange**

# MEMO

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CP00-0024

FILE:

PA99-0169

**DATE:** May 3, 2000  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** C. M. Shoemaker, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP00-0024 For Project No. PA99-0169  
Foothill Ranch, Planning Area 10  
**APPLICANT:** Foothill Ranch Company

The subject Changed Plan has been reviewed by Gayle Ackerman, Development Services Manager, City of Lake Forest and Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Director.

The proposed changes are as follows:

1. Replace the curved walls of Building A and B (office use) with straight walls resulting in an increase 1,548 square feet for each building, for a total of 107,748 square feet for each building.
2. Decrease Building D (restaurant use) 1,000 square feet from 10,000 square feet to 9,000 square feet.
3. Addition of two mechanical enclosures and a trash enclosure for buildings A and B located south of buildings A and B.
4. Revisions to the parking area between building D and A as a result of the addition of the mechanical enclosures.
5. Additional access points added to the parking are north of buildings A and B.
6. Increase in the number of on-site parking spaces from 1,249 to 1,267 (18 additional parking spaces)

CONDITION:

The equipment enclosures shall be painted to match the color of building A and B. A six (6) feet high fence/screen shall be installed along the drive aisle southerly of the trash enclosure to help screen the trash enclosure and electrical equipment from the Foothill Transportation Corridor.

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C. M. Shoemaker

NOTES:

A *Traffic Study Land Use Update* report, prepared by RKJR & Associates, was prepared and approved for PA99-0169. The report was revised and corrected for this Changed Plan. The revised report was reviewed by the Subdivision and Grading Division staff and was found adequate to address the proposed changes to the project approved under PA99-0169.

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.